GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:1256
ANSWERED ON:07.03.2008
MISUSE OF BASEMENTS
Jha Shri Raghunath

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the purpose for which the basements are permitted to be used as per the provisions of the MPD-2021;

(b) whether basements are being used illegally for commercial purposes causing nuisance to the residents in Delhi;

(c) if so, the steps taken to check misuse of basements for commercial purposes;

(d) whether the Government also proposes to identify the buildings where basements are illegally commercially used;and

(e) if so, the plan made in this direction?

Answer

MINISTER OF URBAN DEVELOPMENT(SHRI S.JAIPAL REDDY)

(a): As per the Master Plan of Delhi (MPD) 2021, parking and services requirement such as air-conditioning plant and equipment,water storage, boiler, electric sub-station, HT and LT panel rooms,transformer compartment,control room, pump house,generator room and other mechanical services and installation of electrical and fire fighting equipments and other services required for the maintenance of the building are permitted in basements without counting towards FAR.

The MPD also provides that in respect of residential plot-plotted housing,basement can be used for purposes permissible under building bye-laws viz. household storage and parking without counting towards FAR.

MPD further states that existing professional activity in basement may continue in plotted development subject to relevant provisions of building bye-laws, structural safety norms and fire safety clearance.In case the use of basement for professional activity leads to exceeding the permissible FAR on the plot, such FAR in excess shall be used subject to payment of appropriate charges.

(b)&(c): NDMC has reported that some of the basements are being used illegally for commercial purposes.MCD has reported that it has been sealing those properties/basements where commercial activities are not permissible.The Monitoring Committee constituted by the Supreme Court is monitoring the operation of sealing.Inspections are conducted from time to time by the field staff and action is taken as per law against the misuse of premises.

(d)&(e): Action against buildings which do not conform to the provisions of MPD/Bye-laws and other applicable laws is a continuous exercise undertaken by the local bodies.